



Planning Board

FYI

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MEMORANDUM

To: Board of Selectmen

Date: July 30, 2007

From: Planning Board

Subject: 4 High Street – Faulkner Mills (Fenton)

Messrs. Fenton and Jeanson visited the Planning Board on July 24. The purpose of their visit was to show the Board the revised plan for their project at 4 High Street. The project as originally conceived and approved had 30-plus dwelling units in two buildings. The larger building was designed recalling a mid- to late 19th century industrial mill building. The smaller one was reminiscent of mill worker housing from that time period. The revised plan would scrap the mill building and instead replicate the mill worker housing style in an arrangement of duplexes over a larger area of the property. The overall number of units would be less (+/-20). The revised project would be 'by right' under zoning. The two gentlemen explained their reasons for the change in the project as having to do with the construction cost of the larger building and with the current unfavorable market conditions.

While regretting the loss of the mill building, the Board found the revised design concept generally acceptable and in furtherance of the goals of the South Acton Village Plan. The village plan calls for attracting a mixture of residential and commercial uses so as to create a small vibrant village. The addition of new housing at 4 High Street raises the residential density that is so critical in supporting the small businesses in the South Acton Village.

Sincerely,

Greg Niemyski
Chairman, Planning Board